

## ANNEXURE – I

**(A) SCALE OF FEES TO BE CHARGED BY ARCHITECTS IN RESPECT OF VALUATION OF IMMOVABLE PROPERTY :**

Valuers shall be entitled to fees on the actual sale price realised or the valuation, whichever is less, at the following rates :-

- (i) 2% on the first Rs.1,00,000/- (with a minimum of Rs.1,000)
- (ii) 1% on residue of the value upto Rs.10,00,000/- :

AND

- (iii) ½ % on the residue over Rs.10,00,000/- subject to maximum of Rs.1,00,000/- unless otherwise ordered by the Court for special reasons to be recorded in writing.
- (iv) Where a Valuer is required to update his valuation report/reports they shall be paid 15% of what was originally paid or Rs.10,000/- in case of movables or Rs.1,00,000/- in case of immovable properties whichever is less subject to minimum of Rs.1000/- in case of movables. However, higher fees may be paid after obtaining prior sanction of Court.
- (v) Valuers when required to go out of Bombay shall be paid the actual first class train or luxury bus fare and in cases where prior approval of Court has been obtained, the air fare. They will be further entitled to a sum of Rs.3,000/- per day in major cities like Bombay, Delhi, Calcutta and Rs. 1,500/- per day in other place.
- (vi) Valuers who prepare inventories shall be paid at the rate of Rs.500/- per hour for time actually spent in preparing the inventory subject to a maximum of Rs.25,000/- In cases of fees exceeding Rs.25,000/- sanction of the court shall be obtained.

(B) **NON-TENDER WORK :**

For checking the estimate of the contractors for supervising and certifying satisfactory completion of the work and checking and certifying the final bill of the contractors on completion of the work :

<b>Sr. No.</b>	<b>Nature of work</b>	<b>Scale of fees</b>
(i)	For work upto Rs.1,00,000/-	Rs.2,500/-
(ii)	For work from Rs.1,00,001 to 10,00,000/-	Rs.2,500/- on first one lac and 2% on the balance amount
(iii)	For work Rs.10,00,001 and above	Rs.20,500/- on the first 10 lac and 1% on the balance amount subject to maximum of Rs.1,00,000/-

(C) **TENDER WORK :**

For inspecting the property, taking measurements, taking out quantities, preparing estimate and furnishing the same in a sealed cover, supervising the work when in progress and checking an certifying the work and final bill of contractors.

<b>Sr. No.</b>	<b>Particulars</b>	<b>Scale of fees</b>
(i)	For Bills from Rs.2,501/- to Rs.10,000/-	7 ½% on the amount certified by the Architect with a minimum of Rs.500/-
(ii)	For Bills from Rs.10,001/- to Rs.25,000/-	6 ½% on the amount certified by the Architect with a minimum of Rs.1,500/-
(iii)	For Bills from Rs.25,001/- to Rs.1,00,000/-	5 ½% on the amount certified by the Architect with a minimum of Rs.2,500/-
(iv)	For Bills above Rs.1,00,001/-	

Upto one lac Rs.2,500/- and 1% on the balance subject to maximum of Rs. 50,000/- unless otherwise ordered by the Court for special reasons to be recorded in writing.

(D) **WORK ABANDONED AFTER PREPARING ESTIMATE :**

If, after submitting his estimate in a sealed cover, the Architect does not

receive any intimation or further instruction about the work for a period of three months, he should submit his Bill on the following lines.

<b>Sr. No.</b>	<b>Nature of work</b>	<b>Scale of fees</b>
(i)	For work up to Rs.1,00,000/-	Rs.1,250/-
(ii)	For work from Rs.1,00,001 to 10,00,000/-	Rs.1,250/- on first one lac and 1% on the balance amount.
(iii)	For work Rs.10,00,001 and above	Rs.10,250/- on the first 10 lac and ½ % on the balance amount subject to maximum of Rs.50,000/- unless otherwise ordered by the Court for special reasons to be recorded in writing.

If the work is executed after the Architect's Bill is paid under Clause (B) and (C) the Architect will be entitled to the balance of his fees under the said clause (B) and (C) above.

- (i) Under normal conditions after receiving instructions from the Court Receiver for attending the property, inspecting and reporting without preparing a detailed estimate Architects fee should be a lumpsum of Rs. 2,000/-
- (ii) In case of emergency if the Architect is to attend and report at short notice and give a report the fees should be paid in lumpsum of Rs.3,000/-

**CONVEYANCE CHARGE :**

Actual Taxi fare should be paid for visiting the property.

(E) For preparing and taking out tenders, the charges are fixed at Rs.150/- per tender form subject to minimum of Rs.1,500/-

**(F) MEETING BEFORE THE COURT**

Whenever an Architect is attending the Meeting before the Court Receiver his fees should be paid in the sum of Rs.500/- per meeting without reference to any time limit. However, it is not necessary to pay any fees for attending meeting when an Architect is invited at the time of opening tenders.

(G) **MONSOON WORK :**

Architect will be paid their fees for supervising and certifying the Monsoon work of the Monsoon contractors at the rate of 10% of the Tender amount accepted by the Court Receiver in respect of the properties situate within the limit of Mahim and Sion and 12 ½% for properties beyond to limit of Mahim and Sion including conveyance.

**NOTE :-** (1) For the purpose of items, A, B and C the fraction of rupee shall be rounded of to the nearest rupee for the purpose of determining the category.

(2) Architects on the panel of the Court Receiver shall give the usual indemnity for their professional charges in the prescribed form available with the Senior Superintendent.

(3) The Court Receiver shall not appoint the valuer unless the party at whose instance valuer is proposed to be appointed has deposited sufficient amount to meet the valuation costs unless otherwise expressly directed by the Court. In exceptional cases Court Receiver may appoint the valuer subject to personal undertaking given by the advocate on record to deposit the amount within 7 days.

**PAYMENT OF BILLS**

1. The Court Receiver will generally pay the Bills submitted by the Architect within two months from the date of receipt thereof. If for want of sufficient funds or for any other good cause the payment cannot be made, the Architect concerned will be informed of the cause of non-payment.

2. In case where low income properties are involved, the Court Receiver may in his discretion fix reasonable amount for settlement of architect bill and the architect will not insist on the schedule rates. It is left to the sole discretion of the Court Receiver to decide whether or not a certain property is a low income property for this purpose.

3. As regard the bills for valuation of properties the Architect may submit an interim bill not exceeding 50% of the final estimate bill without directly or indirectly disclosing the valuation figure and the Court Receiver will pay at his discretion such sum as he may deem fit.

4. If a sale of the property is for any reason not effected the Court Receiver reserves his right to settle the Bill at his direction.

5. Whenever any Architect/Valuer/Surveyor is appointed by the High Court or Officers of the High Court for the valuation of the properties for taxation purpose, the payment of their fees shall be made under the provision or Wealth Tax Rules and the Scale of Fees prescribed herein shall not apply to such cases.

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## ANNEXURE – II

SCALE OF FEES TO BE CHARGED BY SURVEYORS/VALUER FOR THE PURPOSE  
OF VALUATION AND MAKING INVENTORY OF MOVABLE PROPERTIES VIZ.  
PLANTS, MACHINERIES, FINISHED AND SEMI FINISHED GOODS, ETC. EXCEPT  
JEWELLARY AND ORNAMENTS.

Surveyors/Valuers shall be entitled to fees on the actual sale price realised or the valuation, whichever is less, at the following rates :-

- (i) 2% on the first Rs.1,00,000/- (with a minimum of Rs.1,000/-)
- (ii) 1% on residue of the value upto Rs.10,00,000/-

AND

(iii) ½ % on the residue over Rs.10,00,000/- subject to maximum of Rs.1,00,000/- unless otherwise ordered by the Court for special reasons to be recorded in writing.

The minimum fees to be paid to the Surveyor/Valuers shall be in the sum of Rs. 1,000/- exclusive of out of pocket expenses.

Actual Taxi fare should be paid for visiting the properties within the territory of Greater Mumbai.

For Valuation/inventory work in respect of properties situated outside Bombay first class Railway fare be paid if the journey is performed by Railway or actual luxury Bus or Steamer fare be paid.

On a prior sanction of the Court Receiver and in case it is absolutely necessary journey be performed by Air and in that case actual Air Fare be paid.

The reasonable Lodging and Boarding charges to be paid on production of bills.

**PAYMENT OF BILLS**

1. The Court Receiver will generally pay the Bills submitted by the Surveyors/Valuers within two months from the date of receipt thereof. If for want of sufficient funds or for any other good cause the payment cannot be made, the Surveyors/ Valuers concerned will be informed of the cause of non-payment.

2. In case where low income properties are involved, the Court Receiver may in his discretion fix reasonable amount of settlement of Surveyors/Valuers bill and the Surveyors/Valuers will not insist on the schedule rates. It is left to the sole discretion of the Court Receiver to decide whether or not a certain property is a low income property for this purpose.

3(a) As regard the bills for valuation of properties the Surveyors/Valuers may submit an interim bill not exceeding 50% of the final estimate bill without directly or indirectly disclosing the valuation figures and the Court Receiver will pay the same at his discretion such sum as he may deem fit. The final bill will be paid after realisation of sale proceeds subject to the adjustment to be made in case there is an overpayment under interim bill.

(3b) The Court Receiver shall not appoint the valuer unless the party at whose instance valuer is proposed to be appointed have deposited sufficient amount to meet the valuation costs unless otherwise expressly directed by the Court. In exceptional cases, Court Receiver may appoint the valuer subject to personal undertaking given by the advocate on record to deposit the amount within 7 days.

(4) If a sale of the property is, for any reason, not effected the Court Receiver reserves his right to settle the Bill at his direction.

(5) Whenever any Valuer/Surveyor is appointed by the High Court or Officers of the High Court for the valuation of the properties for taxation purpose, the payment of their fees shall be made under the provision of Wealth Tax Rules and the Scale of Fees prescribed herein shall not apply to such cases.

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### ANNEXURE – III

SCALES OF FEES TO BE CHARGED BY REGISTERED VALUERS IN RESPECT OF  
ROYALTY AND COMPENSATION FOR VALUATION OF MOVABLE AND IMMOVABLE  
PROPERTY.

<b>Sr. No.</b>	<b>Nature of work</b>	<b>Scale of Fees</b>
1.	Where the total value of the assets does not exceed Rs. 1,00,000/-	2% with minimum of Rs.1000/-
2.	Where the total value exceeds Rs.1,00,001/- amount but does not exceed Rs.50,00,000/-	Rs.2000/- plus ½% of the by which the value of assets exceeds Rs.1,00,001/-
3.	Where the value exceeds Rs. 50,00,000/-	Rs.26,500/- plus ¼% of amount by which the value of assets exceeds Rs. 50,00,000/- subject to maximum of Rs.1,00,000/- unless otherwise ordered by the Hon'ble Court.